050.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,900 / 969,900
					USE VALUE:	969,900 / 969,900
					ASSESSED:	969,900 / 969,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	9 RUSSELL TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	17 WINSLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIURLEO VIRGINIA L -
Owner 2:	-
Street 1:	17 WINSLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,841 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1850, having primarily Clapboard Exterior and 4734 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6841.000	532,200		437,700	969,900
Total Card	0.157	532,200		437,700	969,900
Total Parcel	0.157	532,200		437,700	969,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.88 | /Parcel: 204.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	532,300	0	6,841.	437,700	970,000	970,000	Year End Roll	12/18/2019
2019	105	FV	429,100	0	6,841.	437,700	866,800	866,800	Year End Roll	1/3/2019
2018	105	FV	429,100	0	6,841.	293,900	723,000	723,000	Year End Roll	12/20/2017
2017	105	FV	402,900	0	6,841.	281,400	684,300	684,300	Year End Roll	1/3/2017
2016	105	FV	402,900	0	6,841.	256,300	659,200	659,200	Year End	1/4/2016
2015	105	FV	337,400	0	6,841.	206,300	543,700	543,700	Year End Roll	12/11/2014
2014	105	FV	337,400	0	6,841.	184,400	521,800	521,800	Year End Roll	12/16/2013
2013	105	FV	350,500	0	6,841.	175,100	525,600	525,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIURLEO VIRGINI	65031-419		3/11/2015	Convenience	1	No	No		
9 RUSSELL TERRA	64780-297		1/12/2015	Convenience	1	No	No		
GIURLEO VIRGINI	56511-343		2/24/2011	Convenience	1	No	No		
RUSSELL TERRACE	56006-259		12/8/2010	Convenience	1	No	No		
GIURLEO VIRGIN	52542-346		4/8/2009	Family	1	No	No		
GIURLEO JOSEPH	47428-174		5/11/2006	Family	1	No	No		
	12339-90		12/1/1972		42,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2017	212	Insulate	6,666	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
10/19/2018	Inspected	PH	Patrick H
4/7/2009	Measured	345	PATRIOT
4/19/2000	Measured	263	PATRIOT
1/4/2000	Mailer Sent		
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6841		Sq. Ft.	Site		0	70.	0.91	11									437,663						437,700	

Total AC/HA: 0.15705 | Total SF/SM: 6841 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 437,663 | Spl Credit | Total: 437,700

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 34965
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

!4210!

PRINT

Date	Time
12/10/20	19:16:04

LAST REV

Date	Time
10/15/19	08:40:25

apro

PAT ACCT.: 4210

USER DEFINED

Prior Id # 1:	34965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.96712470
Const Adj.:	0.98990101
Adj $ / SQ:	153.177
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	771291
Depreciation:	239100
Depreciated Total:	532191

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 8 | Baths: 3 | HB

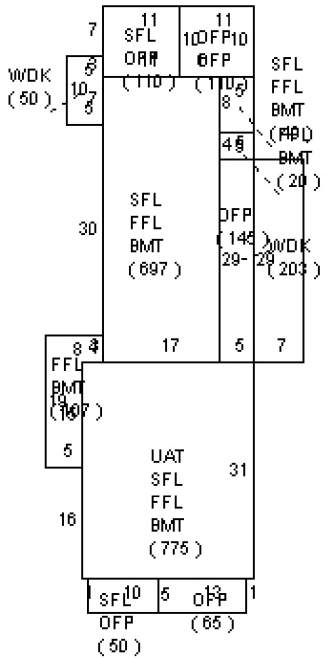
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
1	5	4	
Totals			
3	13	8	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,672	153.180	256,112
BMT	Basement	1,639	50.690	83,084
FFL	First Floor	1,639	153.180	251,057
OFP	Open Porch	590	19.100	11,270
WDK	Deck	253	9.850	2,493
UAT	Upper Attic	194	107.220	20,775

Net Sketched Area: 5,987 | Total: 624,791

Size Ad | 3311 | Gross Are | 6568 | FinArea | 4734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	P	
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	153.18
Special Features:	0	Val/Su Net:	88.89
Final Total:	532200	Val/Su SzAd	160.74

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: